

RECORD OF SURVEY
AND
MINOR SUBDIVISION
AMENDING LOT 5 OF
LAKE POINTE RANCHES

DEVELOPED BY
MOUNTAINS WEST RANCHES

P.O. BOX 981990
PARK CITY, UT 84098

LOCATED IN THE SOUTH 1/2 OF SECTION 16
TOWNSHIP 3 SOUTH, RANGE 5 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to Tren, Treaven, and Travis Grant, with Mountains West Ranches, a J.T. Grant Co., Inc. that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah, and that I have made a survey of the following described tract of land for the purpose of a Minor Subdivision:

PROPERTY DESCRIPTION

ACCORDING TO THAT CERTAIN TITLE REPORT PREPARED BY
EXPRESS TITLE INSURANCE AGENCY, INC., COMMITMENT NUMBER: 08408
TOWNSHIP 3 SOUTH, RANGE 5 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 16: Lot 5,
Lake Pointe Ranches Subdivision, as recorded in the office of the Duchesne County Recorder.

SCHEDULE B - SECTION TWO EXCEPTIONS

- The terms, covenants and provisions of that certain Right of Way Easement, executed by and between Edward Wisse And Elizabeth S. Wisse and Moon Lake Electric Association Inc., dated June 22, 1967, and recorded January 10, 1969, as Entry No. 148228, in Book A8 at Page 249 of Official Records of the Duchesne County Recorder.
- The terms, covenants and provisions of that certain Right of Way Easement, executed by and between Edward Wisse And Elizabeth Wisse and Mountain States Telephone And Telegraph Co., dated March 6, 1969, and recorded May 22, 1969, as Entry No. 149451, in Book A9 at Page 528 of Official Records of the Duchesne County Recorder.
- The terms, covenants and provisions of that certain Right of Way Grant, executed by and between Edward Wisse And Elizabeth Wisse and Koch Industries, Inc., dated July 3, 1974, and recorded August 2, 1974, as Entry No. 179588, in Book A36 at Page 418 of Official Records of the Duchesne County Recorder.
- The terms, covenants and provisions of that certain Easement, executed by and between Sharon Kathleen Magruder and Moon Lake Electric Association Inc., dated August 13, 2007, and recorded August 28, 2007, as Entry No. 398174, in Book A514 at Page 174 of Official Records of the Duchesne County Recorder.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey, subdivide and stake the lots, then prepare a Record of Survey and Minor Subdivision plat.
BASIS OF BEARING: Taken from the Elk Tracks @Golden Eagle subdivision plat on file in the Duchesne County Recorder's Office, and being North 0°14'44" East from the Southwest Corner to the Northwest Corner of Section 16, T3S, R5W, US&M.
SURVEY FINDINGS: The East side of this property was surveyed by the U.S. Bureau of Reclamation in the 1960's to determine the boundary for Starvation Reservoir. Brass Cap monuments were set in concrete at the property corners, which I have found and accepted.
NOTE: This survey was performed at the request of Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

I further certify that the visible improvements affecting the boundaries of the above described tract of land are as shown on the plat.

OWNER'S CERTIFICATE

Know all men by these presents: that TREN J. GRANT, the owner of the above described tract of land, has caused the same to be surveyed and subdivided, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

TREN J. GRANT, President of Mountains
West Ranches, a J.T. Grant Co., Inc.

ACKNOWLEDGEMENT

State of _____ } s.s.
County of _____

On this _____ day of _____, 20____, personally appeared before me,
TREN J. GRANT, the signer of the above OWNER'S CERTIFICATE, who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____
Notary Public

PREPARED BY
PEATROSS LAND SURVEYS

PROFESSIONAL LAND SURVEYOR

829 E. 380 N.
HEBER CITY UTAH, 84032
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DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 9/3/14	DATE PLOTTED:
SHEET: 1 OF 1	FILE NAME: JT GRANT JOB# 1177	

County Surveyor File # 3145

